

## Vienna City Flair & Nature Combined: Living at Nordwestbahnhof



**Objektnummer: 85612**

**Eine Immobilie von EHL Immobilien GmbH**

## Zahlen, Daten, Fakten

Adresse	Dresdner Straße
Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1200 Wien
Baujahr:	2025
Zustand:	Erstbezug
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	32,30 m²
Zimmer:	1
Bäder:	1
WC:	1
Balkone:	1
Gesamtmiete	1.205,40 €
Kaltmiete (netto)	949,00 €
Kaltmiete	1.093,17 €
Betriebskosten:	115,00 €
USt.:	112,23 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



**Egon-Adrian Toth, B.A.**

EHL Wohnen GmbH

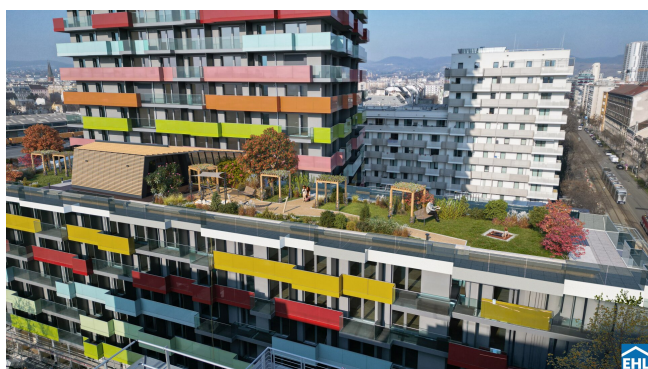


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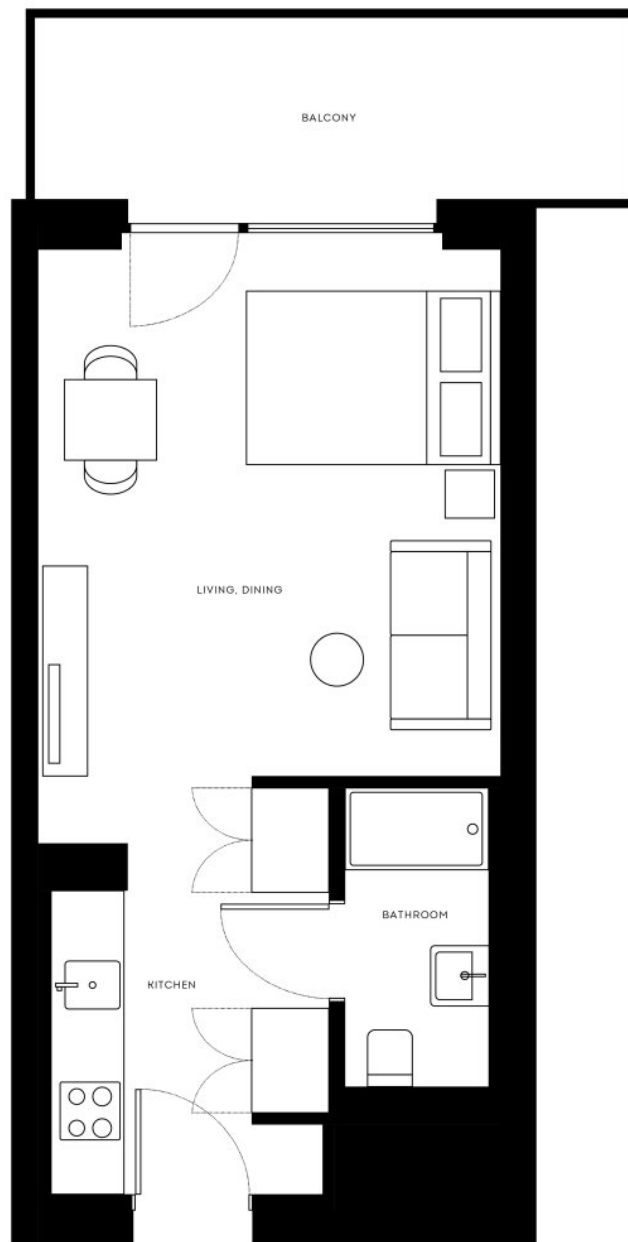














## Objektbeschreibung

Dresdner Straße is located in the 20th district of Vienna, Brigittenau, directly at the edge of the newly emerging urban development area Nordwestbahnhof.

This area is referred to as the "Green Center" and is intended to provide a central public open and green space that serves as the gateway to this modern urban quarter.

The immediate surroundings offer an established infrastructure with diverse local supply options and services that facilitate urban daily life.

Overall, Dresdner Straße presents itself as a centrally located site with excellent connections and an emerging environment.

Experience a living concept that combines contemporary demands with a conscious, future-oriented lifestyle. Centrally located, this modern rental apartment complex blends urban flair with sustainable architecture, creating space for encounters, inspiration, and relaxation.

In addition to your private living area, you will benefit from spacious, high-quality designed communal areas that go far beyond the usual: Whether focused work in the co-working space, relaxed hours in the stylish residents' lounge, or active breaks in the in-house fitness and yoga studio – here you will find exactly the place you need. For social moments, you have access to an exclusive private dining room, a gaming room, and an inviting cinema. Those who wish to engage in creative activities will find the ideal setting in the professionally equipped podcast room. A special highlight is the green rooftop terrace with a community garden – a retreat above the city rooftops, inviting you to relax, garden, and enjoy.

This residential complex is not just a place to live – it is an expression of an urban lifestyle that puts sustainability, networking, and quality of life at the forefront.

### THE PROJECT

- \* approximately 262 apartments
- \* partially furnished apartments
- \* 1-4 room apartments
- \* a total of 29 floors
- \* low-energy construction
- \* elevator available
- \* bicycle and stroller storage



- \* green rooftop terrace
- \* rentable event room
- \* in-house underground garage with 76 parking spaces, 16 of which have electric charging stations

A parking space can be rented for € 192.00 gross per month.

## THE AMENITIES

- \* outdoor areas for all apartments
- \* high-quality sanitary facilities
- \* modern parquet floors
- \* high-quality ceramic tiles in wet areas
- \* underfloor heating using district heating
- \* ceiling cooling
- \* high-speed internet in all apartments and communal areas
- \* on-site team
- \* security cameras

## THE COMMON AREAS

- \* residents' lounge
- \* co-working space
- \* fitness studio
- \* yoga studio
- \* cinema room
- \* podcast room
- \* gaming room
- \* private dining
- \* rooftop terrace with garden

## THE LOCATION

- \* U-Bahn station Dresdner Straße (U6)
- \* S-Bahn station Traisengasse (S1, S2, S3, S7)
- \* tram line 2 and several bus lines (10A, 11A, 34A, 37A, 5A)





\* In addition, Vienna's cycling network runs directly along the property.

plus heating costs between € 1.24 gross/m<sup>2</sup> and € 1.89 gross/m<sup>2</sup>

Internet is already included in the total rent.

DURATION: 3 years, 1 year termination waiver, 3 months notice period

ADDITIONAL COSTS: 2 months' rent as a deposit

MOVING IN AND FEELING AT HOME – AT DRESDNER STRASSE 90, MODERN LIVING, THOUGHTFUL AMENITIES, AND URBAN COMFORT COME TOGETHER AT THE HIGHEST LEVEL.

HERE, YOU NOT ONLY ENJOY THE BEST INFRASTRUCTURE AND HIGH-QUALITY LIVING STANDARDS BUT ALSO A LIFESTYLE THAT CONNECTS: COMMUNITY, TRANQUILITY, AND A TOUCH OF BIG CITY FLAIR. WELCOME TO YOUR NEW HOME AT DRESDNER STRASSE 90.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Immobilienmakler erklärt, dass er – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – einseitig nur für den Vermieter tätig ist.

### **Infrastruktur / Entfernungen**

#### **Gesundheit**

Arzt <250m

Apotheke <500m

Klinik <500m

Krankenhaus <500m

#### **Kinder & Schulen**

Schule <500m

Kindergarten <250m

Universität <1.000m

Höhere Schule <1.500m

### **Nahversorgung**



Supermarkt <250m  
Bäckerei <250m  
Einkaufszentrum <1.000m

**Sonstige**

Geldautomat <250m  
Bank <250m  
Post <250m  
Polizei <250m

**Verkehr**

Bus <250m  
U-Bahn <750m  
Straßenbahn <250m  
Bahnhof <250m  
Autobahnanschluss <1.750m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap





## **Österreichs beste Makler/innen**

### **Qualität – Sicherheit – Kompetenz**

Mehr als 60 Immobilienkanzleien an über 80 Standorten und über 400 Mitarbeiter/Innen machen den Immobilienring Österreich zu Österreich größtem, freien Makler-Netzwerk. Die Mitglieder zählen zu den führenden Immobilien-Experten.

- Sicherheit einer seriösen Kanzlei und umfassender Service
- Transparente Geschäftsanbahnung und –abwicklung
- Über 5.000 Liegenschaften in verschiedenen Preisklassen

Immobilienring Österreich Makler sind Spezialisten bei Vermietung und Verkauf von Wohn- und Gewerbeimmobilien, Grundstücken sowie Investmentobjekten. Sie bieten Ihnen höchste Beratungsqualität, profundes Know-How und langjährige Erfahrung.